



# MAXEY GROUNDS

[residential.lettings@maxeygrounds.co.uk](mailto:residential.lettings@maxeygrounds.co.uk)

01354 607105 or 01945 428825

Residential Lettings

## £925 pcm



Ref: M5182

**254 Lynn Road, Wisbech, Cambridgeshire,  
PE13 3SG**

Brand New DETACHED BUNGALOW. Benefiting from gas central heating and double glazing. Having garage with driveway and enclosed rear garden, accommodation includes entrance hall, open plan lounge/kitchen, two bedrooms, en-suite to master and bathroom. Deposit and rent payable in advance.





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**ENTRANCE PORCH** From composite double glazed front door, double glazed window to side.

**ENTRANCE HALL** Radiator, loft hatch, cupboard housing gas boiler.

**OPEN PLAN LOUNGE/KITCHEN** 25' 2" x 15' 3" (7.67m x 4.65m) **LOUNGE AREA** - Two double glazed windows to rear with patio doors, further double glazed window to side, two radiators. **KITCHEN AREA** - double glazed window to front and side, fitted kitchen with a range of matching wall and base units with worktop surfaces and splashback, integrated dishwasher and fridge/freezer, electric hob with stainless steel extractor hood over, upright oven between cupboards.

**BEDROOM ONE** 13' 2" x 11' (4.01m x 3.35m) Double glazed window to rear, radiator, 2 built in wardrobe cupboards, tv point.

**ENSUITE** 8' x 3' 5" (2.44m x 1.04m) Frosted double glazed window to rear, stainless towel radiator, fitted with low level wc, vanity wash hand basin, built in shower fully tiled.

**BEDROOM TWO** 9' 4" x 8' 7" (2.84m x 2.62m) Double glazed window to front, radiator, tv point.

**BATHROOM** 7' 4" x 6' 2" (2.24m x 1.88m) Frosted double glazed window to front, stainless steel towel radiator, bath with shower over, low level wc, wash hand basin with vanity unit.

**GARAGE** Automatic electric door with personal side door, power and light.

**GARDEN** Gravel driveway with gravel front borders, handgate to side to back garden, paved pathways and patio areas, lawn areas. Two outside light to front and rear.

**SERVICES** Mains water, electricity, gas and drainage. Radiator central heating.

**DIRECTIONS** Take the B198 Lynn Road out of Wisbech, proceed through three sets of traffic lights and the property can be found on the right hand side.

**COUNCIL TAX BAND B**

**EPC RATING B**

**PAYMENT OF RENT** Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

**TENANCY DEPOSIT** For all accepted tenancies a deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy and will be lodged with either the TDS or DPS unless otherwise stated.

**PARTICULARS PREPARED** 25th May 2023



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